

KANAB CITY PLANNING COMMISSION MEETING

APRIL 17, 2014

76 NORTH MAIN, KANAB UTAH

KANE COUNTY DISTRICT COURT ROOM

PRESENT: Chairman, Teresa Trujillo, Pro Tem, Joan Thacher, Arlon Chamberlain, David Borup, Byard Kershaw, Jeff Yates, Mike Downward, Kent Burggraaf, representative for the City Council, Staff Member Levi Roberts of Five County, Business/Land Use Coordinator, Gary McBride and Secretary, Jayme Jorgensen.

CHAIRMAN TRUJILLO OPENED THE MEETING AT 6:32 P.M.

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of the April 1, 2014 meeting as corrected and 2nd by Jeff Yates.

PUBLIC COMMENT: None received

Cody Young discussed options with the Planning Commission about building a hotel on the Laid Back Larry's property that they have under contract. He would like to build a 3 story hotel. The current ordinance states two-story with a 35 ft. heights restriction. Chairman Trujillo suggested striking the two-story, and to keep the 35 ft. restriction. The Planning Commission agreed. Cody Young said he would also need additional parking on the street like the Holiday Inn to be in compliance with the Hotels requirements. The Planning Commission members said he would need a Conditional Use Permit, and Gary McBride would put it on the agenda for the May 6 meeting.

GENERAL PLAN REVIEW FOR CHAPTERS 1,2 AND 3: Ken Young gave a brief summary and provided two layout and style options. The Commission members agreed they liked the option 2 packet. The Commission Members liked the goal box in the bottom right hand corner. They also liked the picture but pictures should be general and not of a single business. Ken Young suggested that the Land Use Map be in chapter 2. The Commission reviewed chapter 1 and made some suggested changes:

1. Page 1, 2.2.strike the word "industrial" and change it to "manufacturing".
2. Page 2, In Very high density residential, strike" must be accompanied" and add "should be surrounded by". Strike Neighborhood Convenience Centers.
3. Page 3, in Manufacturing section, strike (M3). Strike limited to locations near the airport. In Overlay, it needs a goal and needs to be combined and or simplified.
4. Page 4, on the Land Use Chart strike (M3).
5. Page 5, home work for the Commission, to be discussed at next meeting.
6. Page 6, 2.5 should be more brief and give direction.
7. Page 7, 8 and top of page 9, Levi Roberts David Borup will take home and simplify.
8. Page 10 and 11 no change
9. Page 12, 5 strike the whole section.

Chairman Trujillo said they would finish up next meeting. She asked the Commission to review the Census Chart Mike Downward put together.

Byard Kershaw made a motion for the Planning Commission to give the Zoning Administrator authority to approve the sight plan for “Need it Now Rentals” hay barn and 2nd by Jeff Yates, motion passed unanimously.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Joan Thacher made a motion to adjourn.

CHAIRMAN

DATE